

Kings County Economic Forecast

Kings County's primary industries include government, agriculture, and services. Government is the largest industry in the county, accounting for 36 percent of the employment. It is also the fastest growing sector, averaging 7.1 percent growth per year between 1997 and 2002. Growth in this industry is concentrated in the state and local government sector, which is projected to reach 14,000 jobs by 2008.

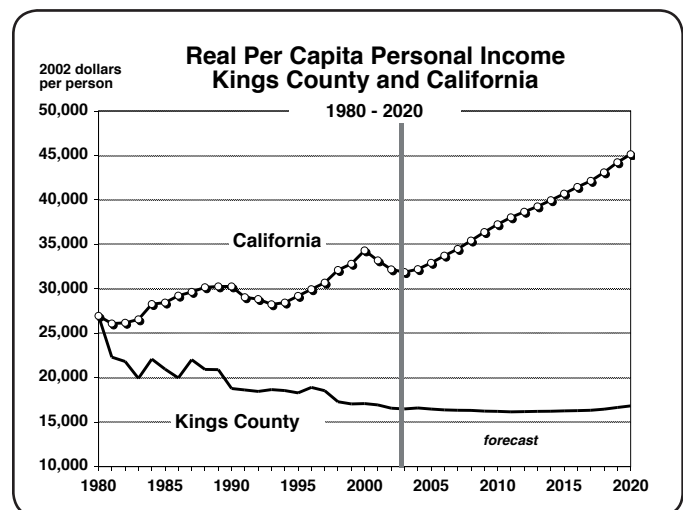
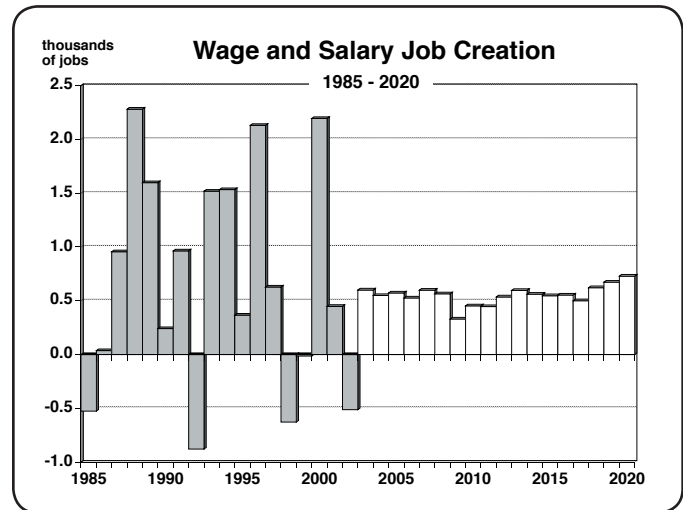
Services is the fastest growing private industry in the county. Between 1997 and 2002 services employment grew at a compound annual rate of 3.3 percent per year. Industry projections for the period 2003-2008 estimate services will increase by an average rate of 2.9 percent per year.

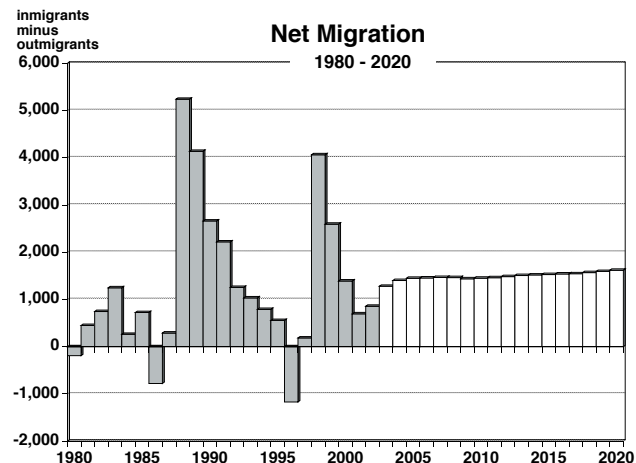
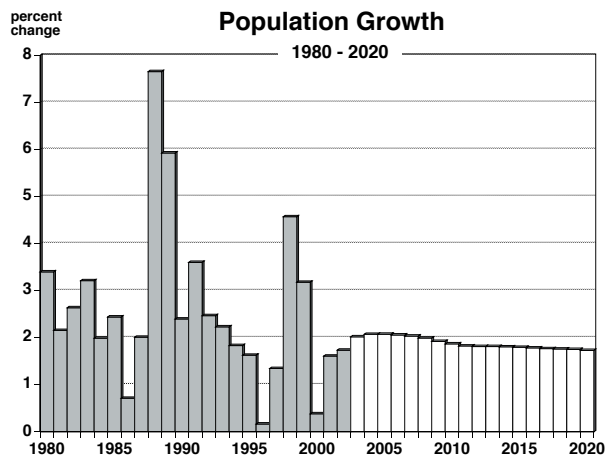
Another significant industry in Kings' economy is agriculture. Accounting for 19 percent of the county's total employment, Kings County produced over \$1 billion dollars in gross income during 2002 from the agricultural business. A leading agricultural county, Kings ranks twelfth in the state by value of production. The Tulare Lake Basin, the natural drainage area for the Kings, Kaweah, and Tulare rivers, is one of the most fertile regions in the world, supporting extensive cotton and tomato farming operations. Milk, cattle and calves, turkeys, and alfalfa hay are some of the other important crops in the county.

Building upon a solid agricultural base, Kings County has sought to diversify its economy with competitive incentives. As a result, the county has seen major expansions in the food processing industry and manufacturing industry in general. Kings County's manufacturing sectors are projected to grow slowly over the forecast period, with jobs being created mostly in the food-processing sector.

Forecast Highlights

- The county is forecast to create 3,400 new wage and salary jobs between 2003 and 2008. The forecast rate of job growth averages 1.4 percent per year. The services sector will lead all other employment sectors in job growth.
- Real per capita income is projected to remain relatively flat over the next 5 years.
- The unemployment rate is expected to decline steadily over the forecast period, as the non-farm sector grows and the county diversifies outside the agricultural sector.
- Population growth averages 2.1 percent per year between 2003 and 2008. The natural increase is the principal engine of population growth. Net migration into the county remains positive, averaging 1,420 persons per year.
- Approximately 660 new homes are permitted each year over the next 5 years. That rate of building is adequate to keep housing prices from rising sharply. However, sharply rising prices have not been indicative of the Kings County housing market over the last several years. Home prices are very affordable in Kings County, averaging \$104,000 in 2002. Approximately 3 percent annual increases in inflation-adjusted housing values are forecast over the next 5 years.

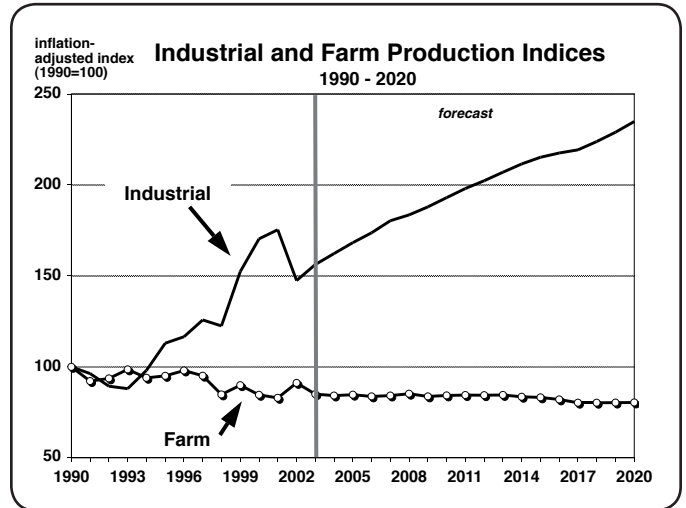
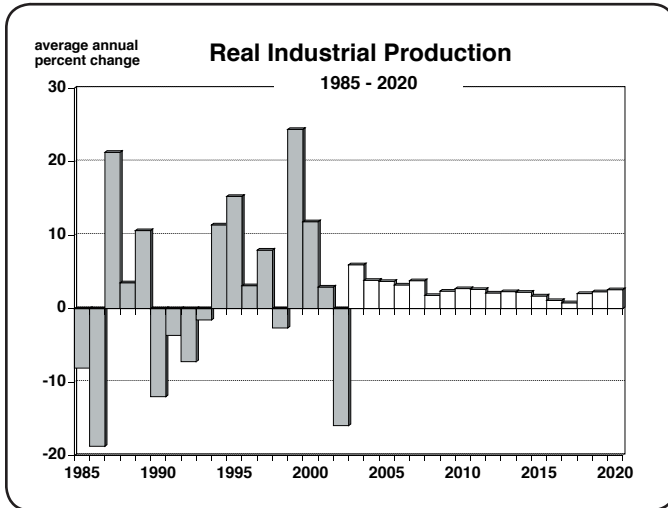




Kings County Economic Forecast

1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	118,500	557	75	31	667	\$0.6	\$1.8	\$18,301	\$906	\$0.6
1996	118,700	-1,169	76	32	654	\$0.6	\$1.9	\$18,919	\$950	\$0.6
1997	120,300	187	72	33	783	\$0.5	\$2.0	\$18,552	\$937	\$0.7
1998	125,800	4,064	75	33	757	\$0.5	\$1.9	\$17,305	\$848	\$0.7
1999	129,800	2,594	78	34	493	\$0.6	\$2.0	\$17,059	\$919	\$0.8
2000	130,300	1,393	81	34	443	\$0.6	\$2.1	\$17,097	\$894	\$0.9
2001	132,400	697	85	35	668	\$0.6	\$2.2	\$16,947	\$906	\$1.0
2002	134,700	858	88	35	699	\$0.7	\$2.2	\$16,582	\$1,023	\$0.8
2003	137,423	1,280	89	36	663	\$0.7	\$2.4	\$16,500	\$976	\$0.9
2004	140,273	1,402	91	36	660	\$0.7	\$2.4	\$16,611	\$991	\$0.9
2005	143,185	1,449	93	37	659	\$0.8	\$2.5	\$16,488	\$1,020	\$0.9
2006	146,135	1,458	95	38	657	\$0.8	\$2.6	\$16,389	\$1,033	\$1.0
2007	149,112	1,468	97	38	657	\$0.8	\$2.7	\$16,343	\$1,063	\$1.0
2008	152,085	1,464	99	39	658	\$0.8	\$2.9	\$16,332	\$1,100	\$1.0
2009	155,008	1,439	101	40	658	\$0.9	\$3.0	\$16,253	\$1,106	\$1.0
2010	157,910	1,452	103	40	657	\$0.9	\$3.1	\$16,221	\$1,140	\$1.1
2011	160,793	1,463	105	41	659	\$0.9	\$3.2	\$16,173	\$1,172	\$1.1
2012	163,710	1,486	107	42	660	\$1.0	\$3.4	\$16,200	\$1,201	\$1.1
2013	166,681	1,509	109	42	661	\$1.0	\$3.5	\$16,222	\$1,234	\$1.1
2014	169,694	1,520	110	43	661	\$1.0	\$3.7	\$16,233	\$1,250	\$1.2
2015	172,744	1,530	112	43	660	\$1.1	\$3.8	\$16,273	\$1,275	\$1.2
2016	175,827	1,541	114	44	658	\$1.1	\$4.0	\$16,309	\$1,288	\$1.2
2017	178,938	1,546	115	45	657	\$1.1	\$4.2	\$16,349	\$1,294	\$1.2
2018	182,090	1,571	117	45	655	\$1.2	\$4.4	\$16,469	\$1,325	\$1.2
2019	185,280	1,595	118	46	655	\$1.2	\$4.6	\$16,654	\$1,359	\$1.3
2020	188,487	1,619	120	47	656	\$1.2	\$4.9	\$16,831	\$1,392	\$1.3



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
33.4	7.8	0.9	3.3	0.9	6.3	0.6	4.6	8.8
35.5	9.5	0.9	3.4	0.8	6.4	0.7	4.7	9.1
36.2	9.4	0.9	3.6	0.8	6.5	0.6	4.8	9.6
35.5	7.8	0.9	3.4	0.8	6.5	0.7	4.9	10.5
35.5	6.9	1.0	3.4	0.8	6.4	0.8	5.2	11.0
37.7	7.7	1.1	3.4	0.8	6.5	0.7	5.1	12.4
38.2	7.0	1.3	3.3	0.7	6.5	0.7	5.5	13.2
37.7	7.0	1.2	2.5	0.6	6.6	0.7	5.7	13.5
38.3	6.9	1.2	2.8	0.6	6.6	0.7	5.9	13.6
38.8	6.9	1.2	2.9	0.6	6.7	0.8	6.1	13.8
39.4	6.9	1.2	2.9	0.6	6.7	0.8	6.3	14.1
39.9	6.8	1.2	2.9	0.6	6.8	0.8	6.4	14.3
40.5	6.9	1.2	2.9	0.6	6.8	0.8	6.6	14.6
41.1	6.9	1.2	3.0	0.6	6.8	0.8	6.8	14.9
41.4	6.9	1.2	3.0	0.7	6.9	0.8	6.9	15.0
41.8	7.0	1.2	3.0	0.7	6.9	0.8	7.1	15.2
42.3	7.0	1.2	3.0	0.7	6.9	0.8	7.2	15.4
42.8	7.1	1.2	3.0	0.7	7.0	0.8	7.3	15.7
43.4	7.1	1.2	3.0	0.7	7.0	0.8	7.5	16.1
44.0	7.2	1.2	3.0	0.7	7.0	0.9	7.6	16.4
44.5	7.2	1.2	3.0	0.7	7.1	0.9	7.7	16.8
45.1	7.2	1.2	3.0	0.7	7.1	0.9	7.8	17.2
45.6	7.1	1.2	3.0	0.7	7.1	0.9	8.0	17.6
46.2	7.1	1.2	3.0	0.7	7.2	0.9	8.2	18.0
46.9	7.1	1.2	3.0	0.7	7.2	0.9	8.3	18.4
47.6	7.1	1.2	3.0	0.8	7.2	0.9	8.5	18.9

